

# SOUTH LAKE UNION REZONE LEGISLATION

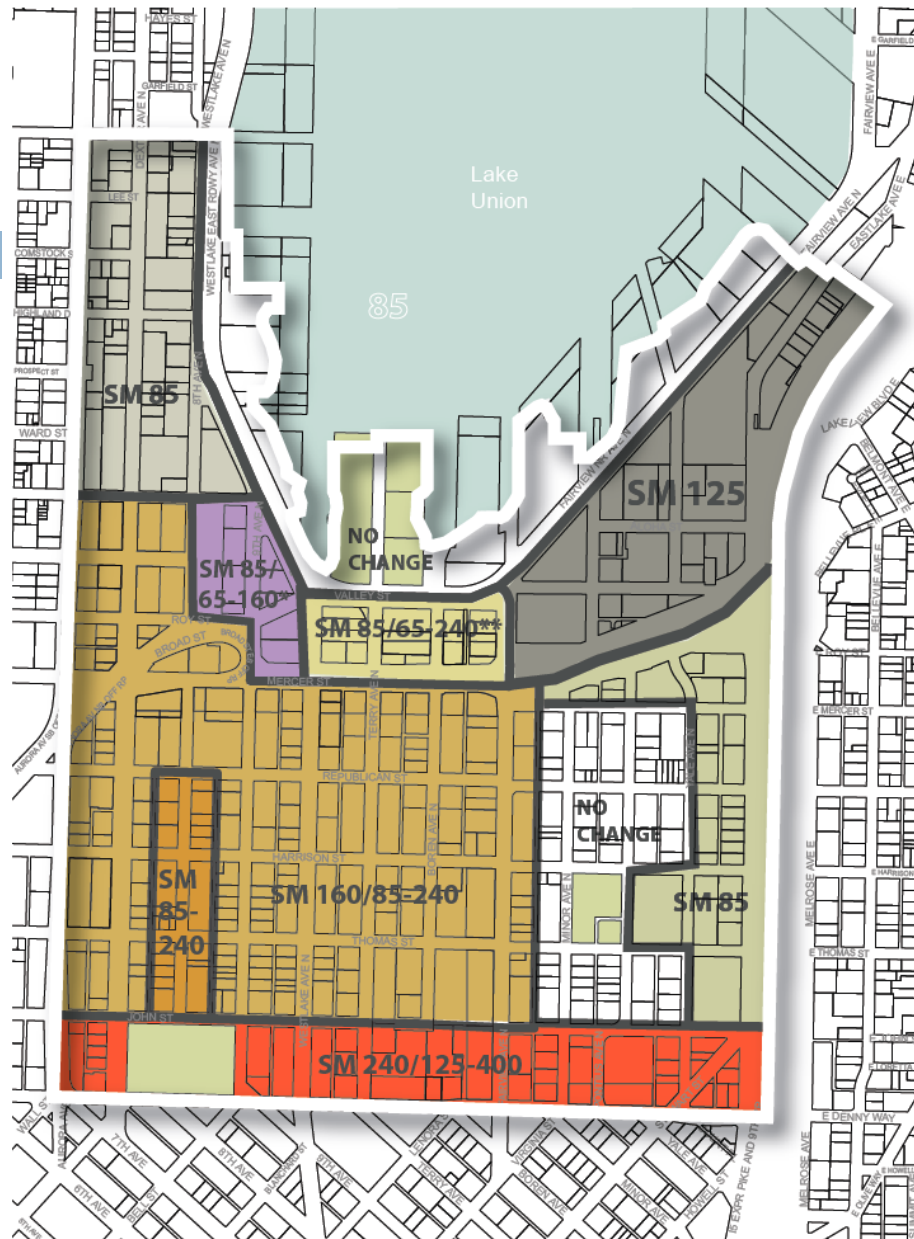


# SLU Legislation

- Revised Height, Bulk and FAR
- Rezone of IC zoned properties to SM
- Revised Development Standards
  - ▣ Tower Controls
  - ▣ Street-level activation
  - ▣ Parking, etc.
- Incentive Zoning Provisions
  - ▣ Commercial and Residential Incentive Programs
  - ▣ Landscape Conservation and Local Infrastructure Program (“TIF for TDR”)
  - ▣ Incentives for Preservation of Landmark Structures

# Rezoning: Planning Principles

- Encourage a broader range of building types, including high-rise commercial and residential, throughout the neighborhood. Carefully manage tower density to maintain view corridors and sense of openness to Lake Union.
- “Seattle Mixed” zoning throughout the neighborhood; establish strong residential pockets in key areas.
- Include strong incentive zoning provisions that support affordable housing, key infrastructure, and community facilities such as a community center.
- Provide parking standards that reinforce the City’s mode split goals.
- Development standards that emphasize the pedestrian experience.



# Heights

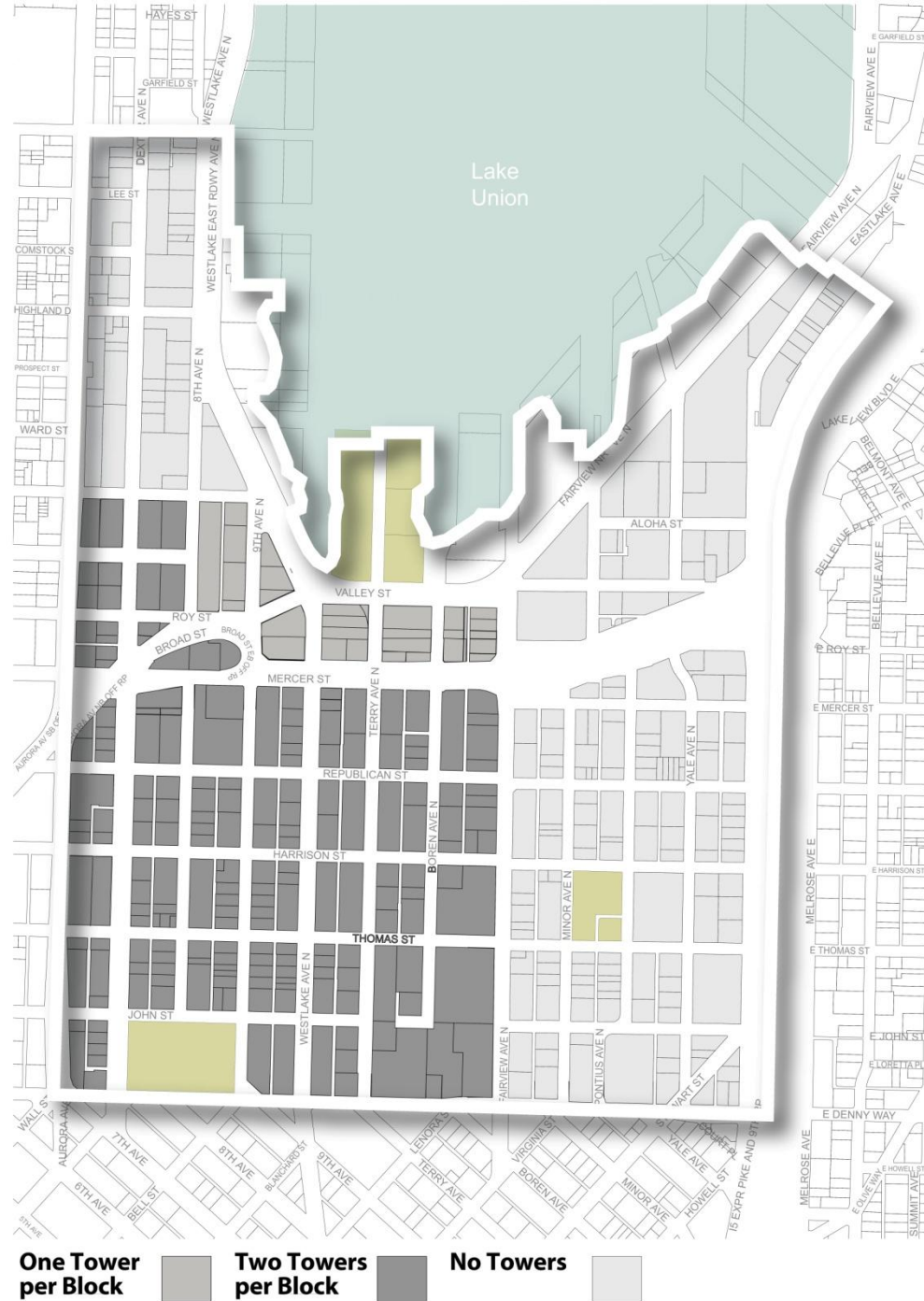
85	160/85-240
85/65-240*	85-240
125	240/125-400
85/65-160	



# Floor Plates and Floor Area Ratio (FAR)

- Commercial –  
24,000 Square Feet  
FAR limit of 7
- Residential below 160 –  
12,500 Square Feet
- Residential above 160 –  
10,500 Square Feet





# Lake Union Seaport

- Flight Path
- Project Level Review

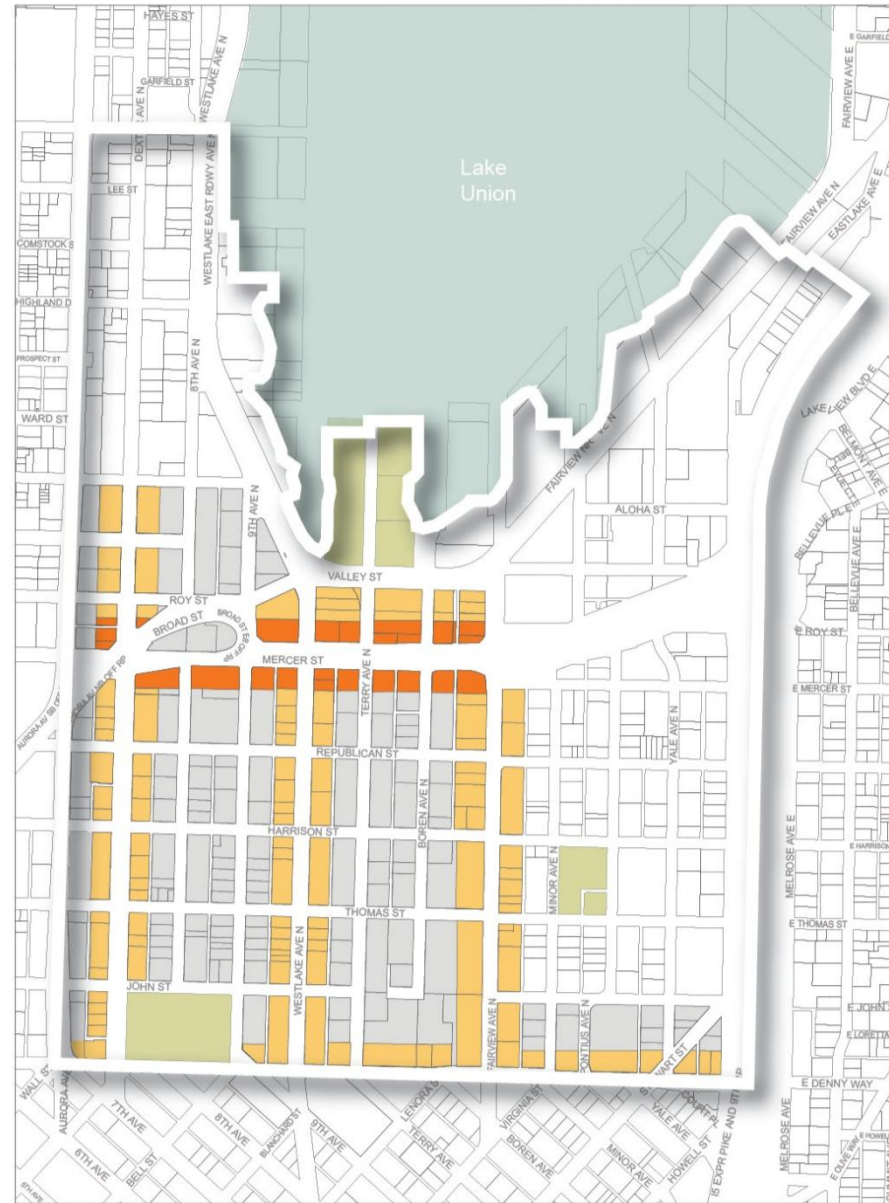


# Pedestrian Environment

- Podium Heights
- Pedestrian Designation
- Parking standards





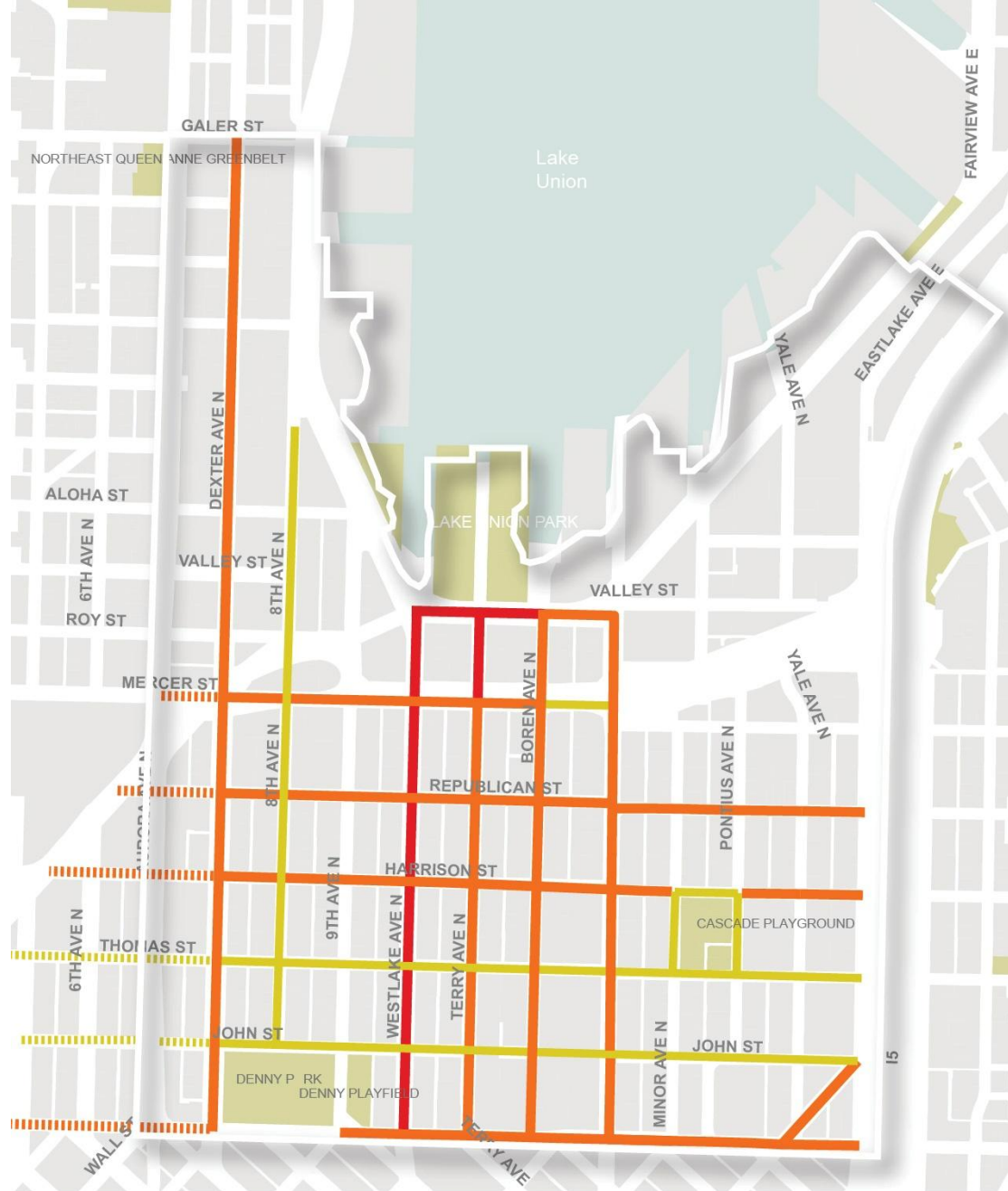


**Podium** 85'  
**Heights** 65'  
 45'

# Pedestrian Designation

- Ground Level Active Uses
- Transparency





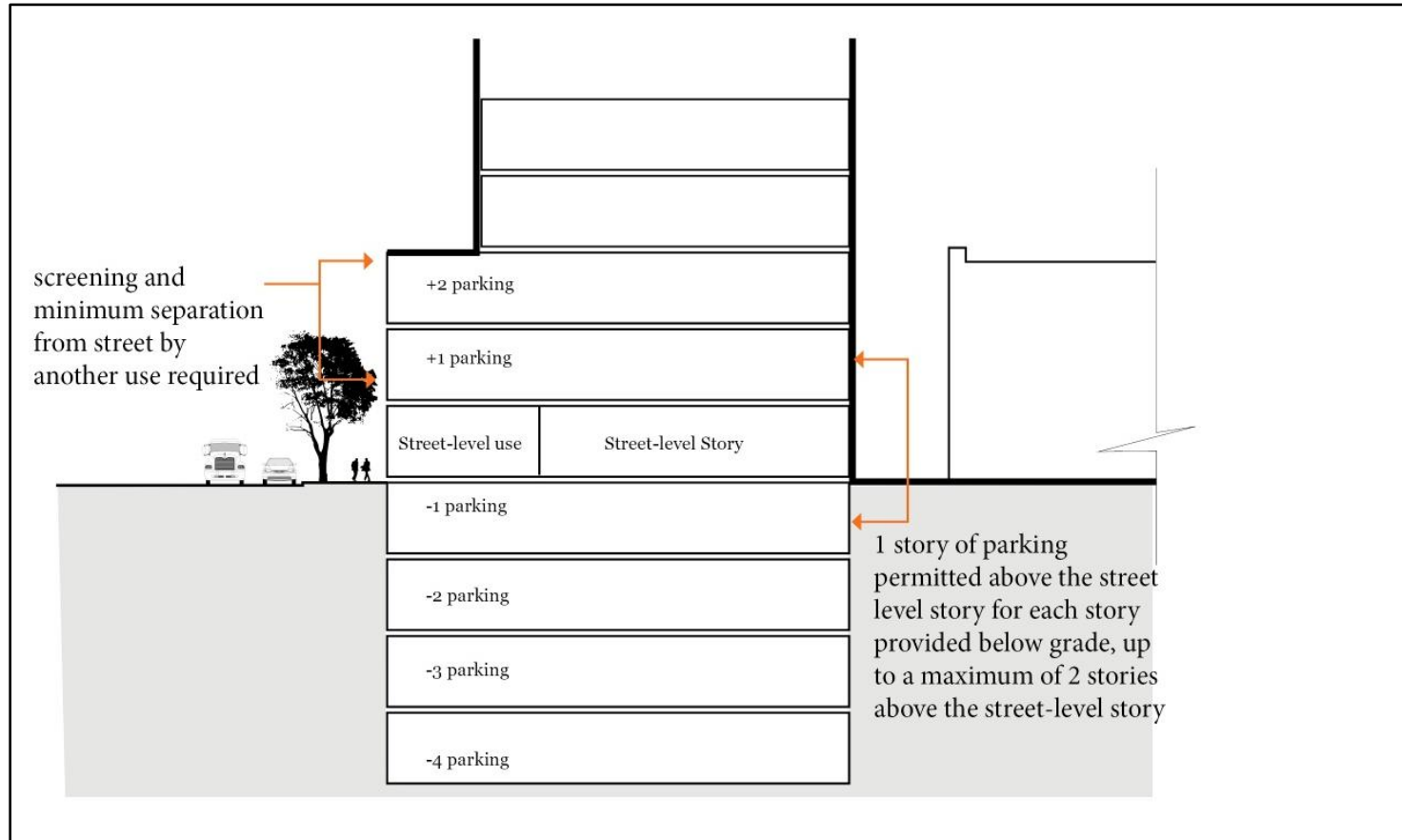
### Pedestrian Designations

- Class 1 Pedestrian Streets
- Class 2 Pedestrian Streets
- Neighborhood Green Streets



# Parking

- Parking Location
- Above Grade Standards
- Parking maximums



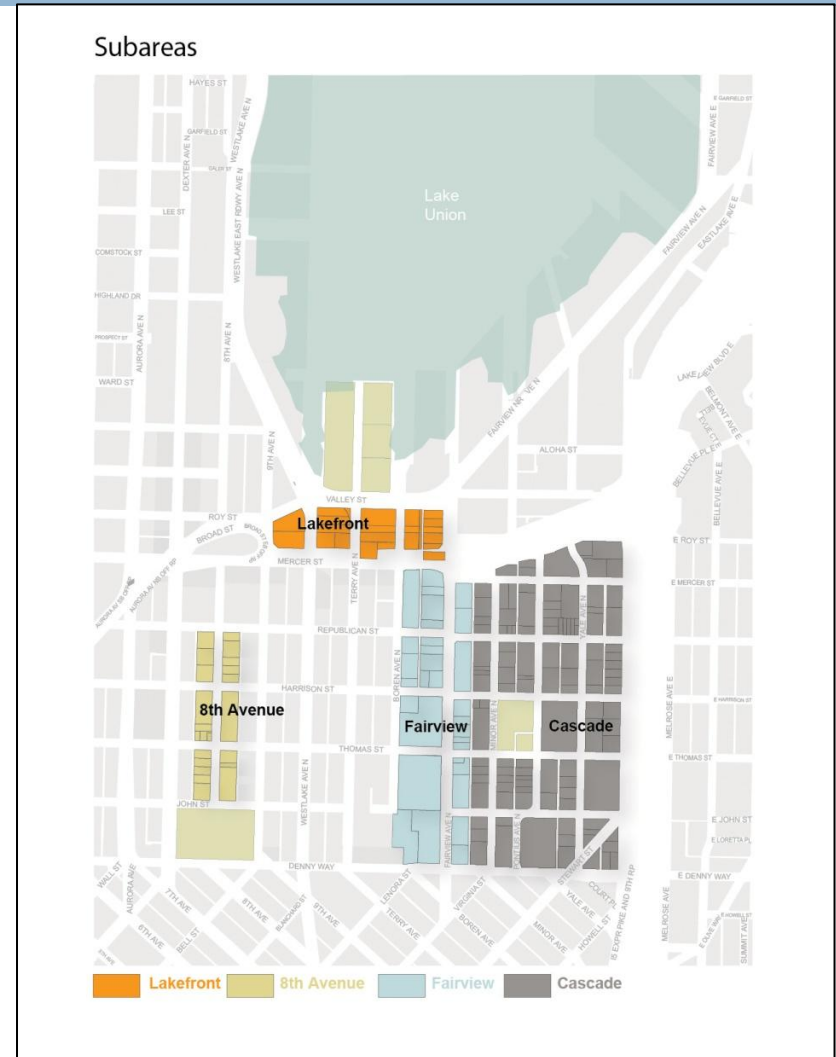
# Examples of Screened Parking





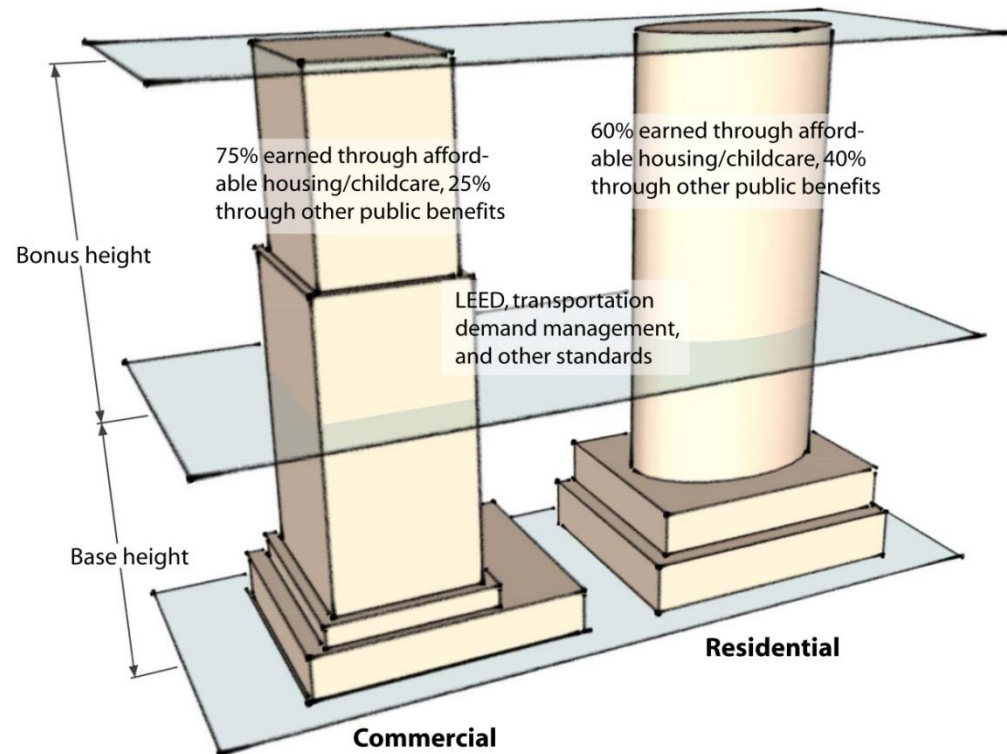
# Subarea Provisions

- Eighth Avenue Residential Corridor
- Fairview Super Blocks
- Lakefront Blocks
- Cascade Neighborhood



# Incentive Zoning

- All height increases are through an incentive zoning process.
- Developers can generally use existing development regulations without participation in incentive zoning.



# Minimum Standards



- LEED Silver
- Transportation Management Plan
- Energy Management Plan

# Affordable Housing & Child Care



- Consistent with section 23.58A
- Options: On-site performance, Off-site performance, Payment-in-lieu
- \$45 million investment over 25 years

# LCLIP (“TIF for TDR”)

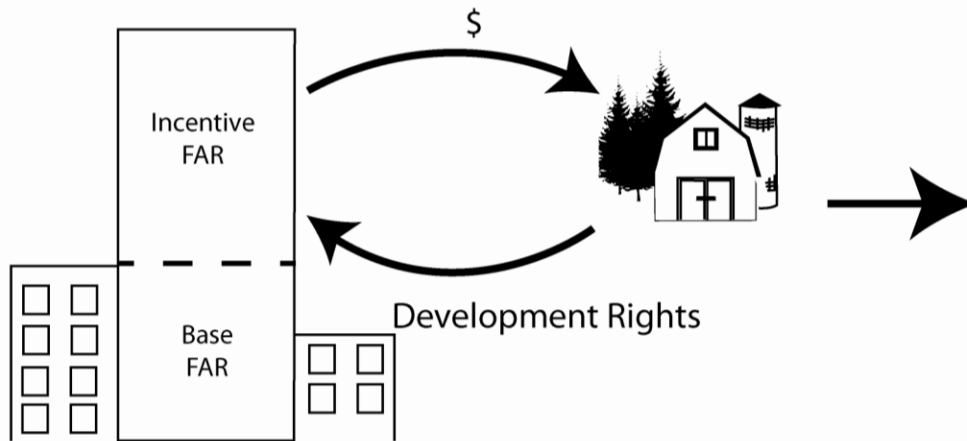
- State Legislature established LCLIP in 2011
- Funds local infrastructure improvements through Tax Increment Financing (TIF) as part of regional Transfer of Development Right (TDR) programs



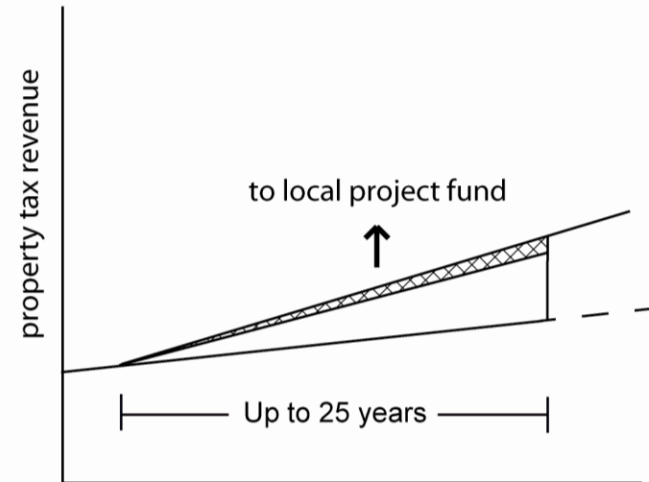


# “TIF for TDR”

- ① Developers purchase development rights from farm and forest land as part of incentive zoning.



- ② 20% of city and county property tax from new development goes to local projects.



# Benefits

- Provide \$27.7 million in flexible funds for local infrastructure projects
- Preserve 25,000 acres of working farms & forests
- Supports County's long term economic situation by limiting sprawling infrastructure investments
- Supports City's long term economic situation by encouraging urban development and developing livable environments important to attracting companies

# TIF for TDR Next Steps

- Develop Draft Project List – Now through Oct
- Present Draft Project List to stakeholders – Nov
- Implementing Legislation to Council – Jan 2013
  - ▣ Project Area
  - ▣ Project List
  - ▣ Size of Program